

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
AUGUST 9, 2018 at 5:30 P.M.
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson
Amy Haney, Vice Chairman
David Maniet
David Robar, Chairman
John Waddell

Others

Bryce Sylvester, Director of Planning and Development
Joseph Meyers, Assistant Building Commissioner

A motion was made by Mr. Robar, seconded by Mr. Waddell to **EXCUSE** the absence of Robert Donaldson. All of the members voting yea, the motion passed. Mr. Sylvester stated an e-mail was received indicating Mr. Donaldson was delayed due to traffic. It would be noted on the record when he arrived for the meeting.

- Mr. Donaldson arrived during the discussion of item 17, Docket No. 08-94-18.

2. Approve the minutes of the July 5, 2018 Special Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the July 5, 2018 Special Meeting. All of the members voting yea, the motion passed.

3. Approve the minutes of the July 12, 2018 Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the July 12, 2018 Meeting. All of the members voting yea, the motion passed.

4. Opening Remarks

Mr. Sylvester read the Opening Remarks into record.

NEW BUSINESS

SIGN REVIEW

17. Docket No. 08-94-18

16201 Hilliard Road
Lakewood Music Academy

- () Approve
() Deny
() Defer

Sharon Marrell
Lakewood Music Academy
1356 Cook Avenue
Lakewood, Ohio 44107

Applicant proposes signage on the front and side of building. (Page 39)

Sharon Marrell, Lakewood Music Academy, applicant was present to explain the request as revised.

Administrative staff confirmed the square footage met with the code. There would be no horizontal lines in the center panel. The exterior lighting portion of the proposal would be decided at a later date. The members offered some options. Public comment was closed. Administrative staff had no further comments.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented (lighting was not included in approval). All of the members voting yea, the motion passed.

Item 15 was Summary Approved at the pre-review meeting on August 2, 2018.

SUMMARY APPROVED

15. Docket No. 08-92-18

**11801 Clifton Boulevard
Dinerbar on Clifton**

- ☐ Approve
☐ Deny
☐ Defer

Steve Foster
Neon City Signs
11500 Madison Avenue
Cleveland, Ohio 44102

Applicant proposes LED channel letter sign for a new business. (Page 32)

A motion was made by Robar, seconded by Ms. Haney to **APPROVE** the request. All of the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 05-50-18

R 1277 Clifton Prado

- ☐ Approve
☐ Deny
☐ Defer

Tylon Hilt
6562 Big Creek Parkway
Cleveland, Ohio 44130

The applicant requests the review and approval of a two story front porch rebuild. This item was deferred from the May, June and July meetings. (Page 5)

Mr. Sylvester stated that the applicant was working directly the Division of Housing and Building ("H&B"); plans were submitted and approved by H&B to repair the columns at this time. Any future rebuild of the porches would require architectural approval. The item was withdrawn; no action was required by the Board.

Items 6 and 7 are called together.

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 06-76-18 - A

**C 14625 Madison Avenue
The Reserves Network, Inc.**

- ☐ Approve
☐ Deny
☐ Defer

Nicholas Stallard
The Reserves Network, Inc.
22021 Brookpark Road
Fairview Park, Ohio 44126

Applicant proposes exterior renovation to an existing building. This item was deferred from the June and July meetings. (Page 7)

SIGN REVIEW

7. Docket No. 06-76-18 - S

**14625 Madison Avenue
The Reserves Network, Inc.**

- ☐ Approve
☐ Deny
☐ Defer

Nicholas Stallard
The Reserves Network, Inc.
22021 Brookpark Road
Fairview Park, Ohio 44126

Applicant proposes signage for a new business. This item was deferred from the June and July meetings. (Page 7)

Nicholas Stallard, The Reserves Network, Inc., applicant was present to explain the request.

The members asked for information about the proposed windows. Public comment was closed. Discussion continued about the proposed window signage.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** with the following conditions:

- The words, *Now Hiring*, are in upper and lower case lettering and will be on one consecutive line instead of two
- Lower the placement height of all white vinyl text line in the lower part of the windows.
- The window logo is shifted to the left (east) front window pane.

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

8.	Docket No. 07-84-18	R	12534 Lake Avenue
	<input type="checkbox"/> Approve		Dan Shepard
	<input type="checkbox"/> Deny		Vanguard Property
	<input type="checkbox"/> Defer		PO Box 367
			Lakewood, Ohio 44107

Applicant proposes the demolition of a house due to deteriorating condition and economic obsolescence. This item was deferred from the July meeting. (Page 11)

Mr. Sylvester advised the members that the applicant requested for the item to be withdrawn. Exterior repairs would be done in lieu of demolition of the house. No action was required from the Board.

9.	Docket No. 07-87-18		15700 Detroit Drive
			Lakewood United Methodist Church
	<input type="checkbox"/> Approve		Dan Beeman
	<input type="checkbox"/> Deny		Wagner Electric Sign Co.
	<input type="checkbox"/> Defer		7135 W. Ridge Road
			Lakewood, Ohio 44107

Applicant proposes a new digital ground sign. This item was deferred from the July meeting. (Page 14)

Mr. Sylvester said the applicant requested a deferral until the meeting in September.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the item until the meeting of September 9, 2018. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10.	Docket No. 08-88-18	R	1105 Forest Road
	<input type="checkbox"/> Approve		Ken Perrin
	<input type="checkbox"/> Deny		Artistic Renovations
	<input type="checkbox"/> Defer		479 Elm Court
			Seven Hills, Ohio 44131

Applicant proposes the rebuild of a roof at the front entrance. (Page 19)

Ken Perrin, Artistic Renovations, applicant and Dwayne Petish, property owner were present to explain the request.

The members asked about the bay windows and were advised they were removed already. There were no further comments from the members. Public comment was closed. Administrative staff had no comments.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

- | | | | |
|-----|---|----------|--|
| 11. | Docket No. 08-89-18 | C | 17128 Detroit Avenue
GV Art & Design |
| | <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | | Bert Wirtz
Home Works LLC
1206 Manor Park Avenue
Lakewood, Ohio 44117 |

Applicant proposes to remove the upper metal siding on the front of the building. (Page 21)

William Blatt, representative of the applicant and property owner was present to explain the request; this project was to expose the brick

Administrative staff told the members this was an exploratory demolition to determine the condition of the building, and that would determine the final renovation/signage plans. The members were open to the proposal. Public comment was closed. Administrative staff had no comments.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

- | | | | |
|-----|---|----------|--|
| 12. | Docket No. 08-90-18 | C | 13415 Madison Avenue
Sunshine Development Properties |
| | <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | | Stephen Suhayda
8787 Treetop Trail
Broadview Heights, Ohio 44147 |

Applicant proposes exterior storefront renovations to an existing building. (Page 23)

Stephen Suhayda, applicant was present to explain the request.

The Board asked to see the brick color sample, if the Elbur Avenue side would be painted, and if the finishing components would match the brick. Public comment was closed. Administrative staff sought clarification about the paint color matching the brick on the west side (Elbur Avenue), and said the doors should swing inwardly.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- There is a one-inch overhang of the sill.
- There is a one-inch setback for the vertical brick above the windows.
- The paint color is to match the brick on the west side of the building.
- The doors swing inwardly, if the occupancy allows.

All of the members voting yea, the motion passed.

Items 13 and 14 are called together

ARCHITECTURAL BOARD OF REVIEW

- | | | | |
|-----|------------------------------|----------|-----------------------------|
| 13. | Docket No. 08-91-18-A | C | 13002 Madison Avenue |
|-----|------------------------------|----------|-----------------------------|

Apple Jax Toys

- ☐ Approve
- ☐ Deny
- ☐ Defer

Allen Singleton
Apple Jax Toys
13002 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes the re-facing of existing awnings. (Page 27)

SIGN REVIEW

14. **Docket No. 08-91-18-S**

13002 Madison Avenue
Apple Jax Toys

- ☐ Approve
- ☐ Deny
- ☐ Defer

Allen Singleton
Apple Jax Toys
13002 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes signage for a new business. (Page 27)

Allen Singleton, Apple Jax Toys, applicant was present to explain the request.

The members asked for the applicant to have the electrician remove the exposed conduit. The Board liked the sign design and awnings. Administrative staff inquired as to how the sign would be affixed to the building. The members advised the applicant to submit the mounting renderings to H&B for approval. Public comment was closed.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** with the following conditions:

- Rendering is submitted to the H&B detailing the fastening of the sign to the building.
- The exposed conduit is removed for the lighting system.

All of the members voting yea, the motion passed.

SIGN REVIEW

16. **Docket No. 08-93-18**

17415 Detroit Avenue
Cle Couture

- ☐ Approve
- ☐ Deny
- ☐ Defer

Aldo Dure
BNext Signs and Awnings
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes the installation of one double-sided LED illuminated projecting sign and the recovering of an existing awning with black fabric. (Page 35)

D. Neris, representative for BNext Signs and Awnings was present to explain the request as revised.

The members discussed the blade sign size and suggested it could be a bit larger. The awnings were fine. Administrative staff asked for details about how the sign would be affixed to the building. The members stated that the details were to be submitted to H&B. Public comment was closed.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request as presented with the following conditions:

- The blade sign dimensions are change to 52" x 30" (letters are re-sized accordingly).
- The background is white.
- The box has a black edge on it.

Mr. Evans, Ms. Haney, Mr. Robar, Mr. Donaldson voting yea, and Mr. Waddell recusing, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

18. Docket No. 05-52-18

C 16900/16906 Detroit Avenue and 1386/1376
Edwards Avenue
Lakewood Beer Garden and Food Truck Park

- ☐ Approve
- ☐ Deny
- ☐ Defer

Greg Ernst
AoDK, Inc.
17306 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks. This item was deferred from the May, June and July meetings. (Page 48)

Greg Ernst, AoDK, Inc., applicant was present to explain the revisions.

Shown the different color options for the path, the members liked the black decomposed granite. Public comment was closed. Administrative staff had no comments other than to thank the applicant for the hard work and revisions.

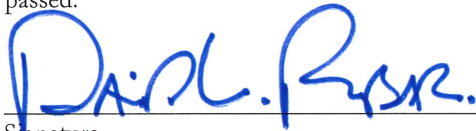
A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request with the following condition:

- The rocks are black in color.

All of the members voting yea, the motion passed.

ADJOURN

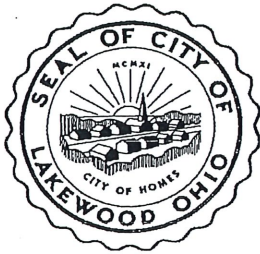
A motion was made by Mr. Robar, seconded by Ms. Haney to **ADJOURN** at 6:26 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Ken Perrais
2. Darius Ponsm
3. Bell Blyt
4. Spous Suttman
5. Allen Strickton
6. David Neil
7. GREG ERNST
8.
9.
10.
11.

Ken Perrais
Darius Ponsm
Bell Blyt
Spous Suttman
Allen Strickton
David Neil
GREG ERNST

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

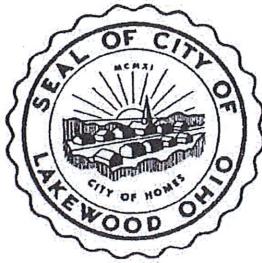
Date of Proceeding: Thursday, August 9, 2018

Schwarz, Johanna

From: dan@vanguardcleveland.com
Sent: Wednesday, August 1, 2018 11:35 AM
To: Planning Dept
Subject: RE Docket 07-84-18
Attachments: Withdrawl Shady Cove House.pdf

Please withdraw the application regarding the Docket #07-84-18, 12534 Lake Avenue (request for demolition).

Regards,
Dan Shepard
(216) 521-8222



BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.onelakewood.com

PUBLIC NOTICE
07/27/2018

8/1
RECEIVED
APPROVED
INVOICED
PAID

Re: Docket No. 07-84-18
12534 LAKE AVE

You are receiving this letter because a docket item related to **12534 LAKE AVE** will be considered at a public hearing on **Thursday, 08/09/2018**. The hearing will begin at **5:30 PM** in the Auditorium of Lakewood City Hall, 12650 Detroit Avenue. The Board of Building Standards/Architectural Board of Review/Sign Review Board will consider the applicant's request at this hearing. Use the rear northeast door to the Auditorium.

Project Description: Applicant proposes the demolition of a house due to deteriorating condition and economic obsolescence. This item was deferred from the July meeting.

Application details, site plans, architectural drawings, and renderings of the proposed project can be found online at <http://www.onelakewood.com/findget/transparency-in-action/> in the Board of Building Standards Agenda section. You may also contact the Planning Department at Planning@lakewoodoh.net or 216-529-6630 for more details.

IF YOU ARE A NEIGHBORING PROPERTY OWNER/OCCUPANT:

If you wish to express your views on the project, you may do so at this public hearing by addressing the Board after the item is presented. If you are unable to attend, you may express your concerns in writing, by email to Planning@lakewoodoh.net, or by fax (216) 529-5907. Your comments will be provided to the Board and entered into the public record for the meeting. If your building is tenant occupied, please advise your tenants of the scheduled meeting or post this notice in an area of general use.

IF YOU ARE THE APPLICANT:

The Applicant or a designated representative must be present at the public hearing to have your request considered, pursuant to the rules of the Board of Building Standards/Architectural Board of Review/Sign Review. If you are unable to attend and wish to designate a representative, that representative must present written authorization to the Secretary of the Board.

If you fail to appear without requesting a continuance by contacting the Secretary of the Board, you will be required to file a new application before your proposal is considered.

One week prior to the public hearing, the Board will hold a pre-review meeting to review the month's docket. Attendance at this meeting is not mandatory. The Board Secretary will contact you if your attendance is requested. This meeting takes place at 4:00 P.M. in the East Conference Room. Use the rear northeast door to the Auditorium. The pre-review meeting is open to the public.

If you would like to discuss details about your project before the public hearing, or have other questions about the process, please contact the department at 216-529-6630 or planning@lakewoodoh.net.

Sincerely,

Alex Harnocz, Board Secretary
Planner, Planning and Development



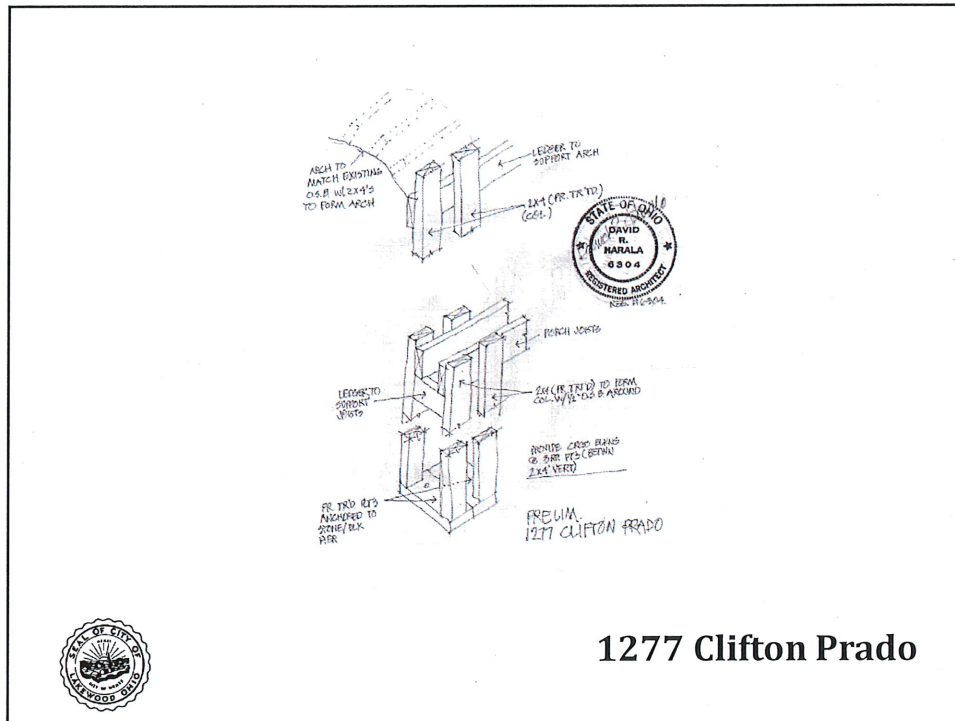
Architectural Board of Review
August 9, 2018



**Applicant has Requested
Deferral to August Meeting**



1277 Clifton Prado



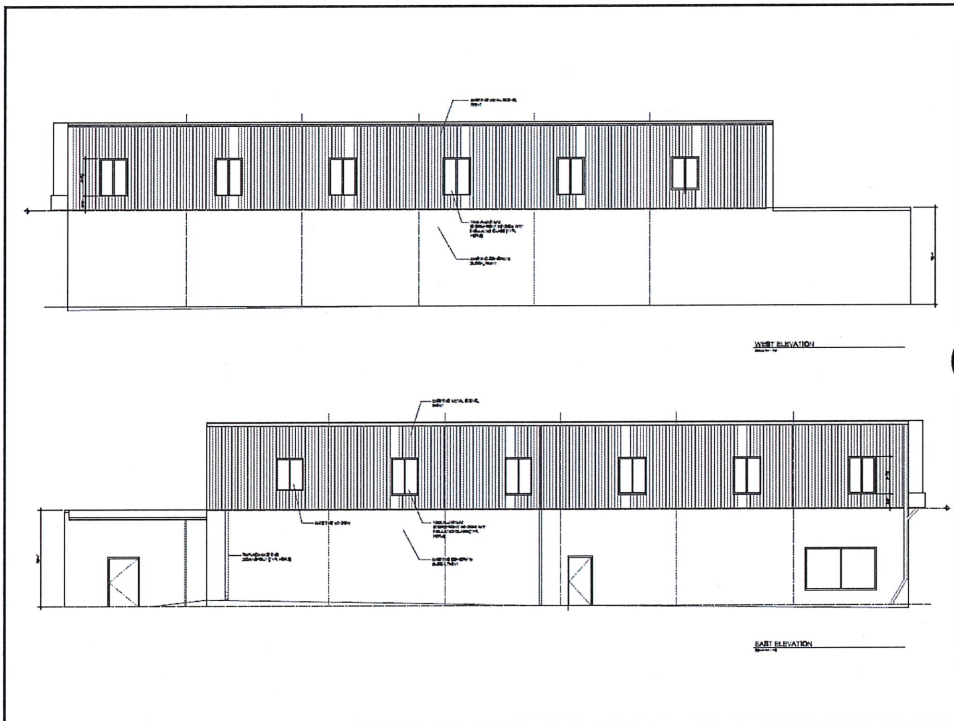
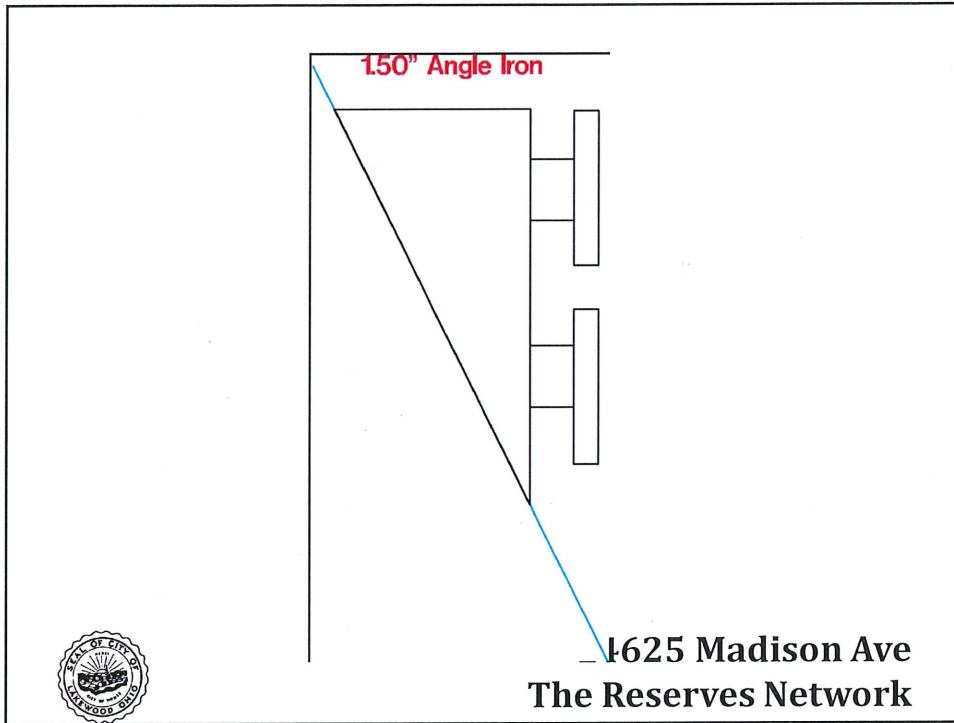


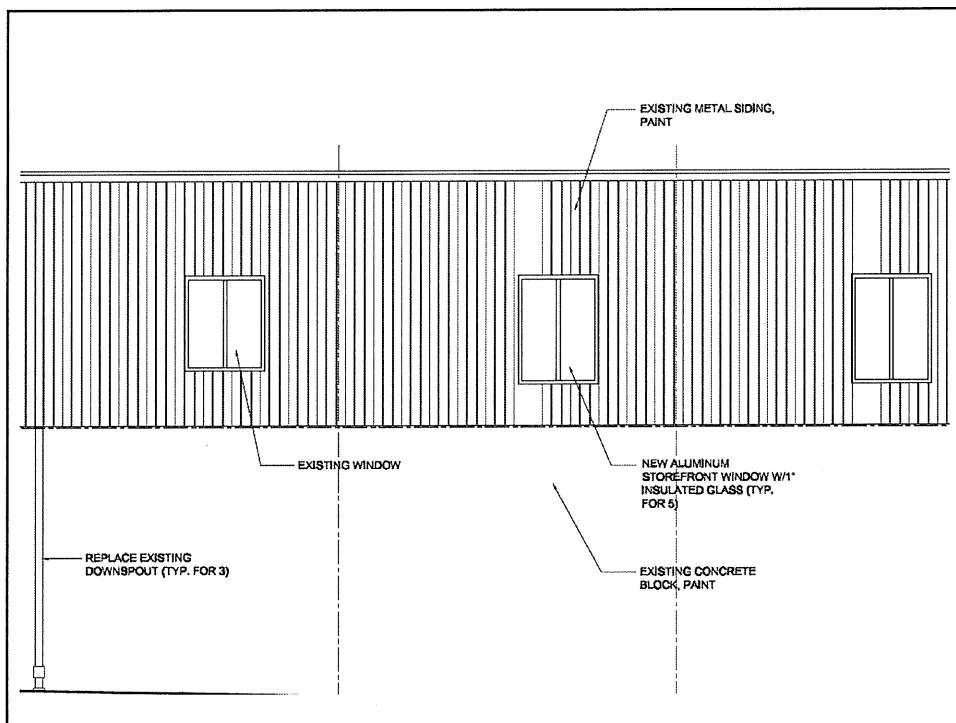
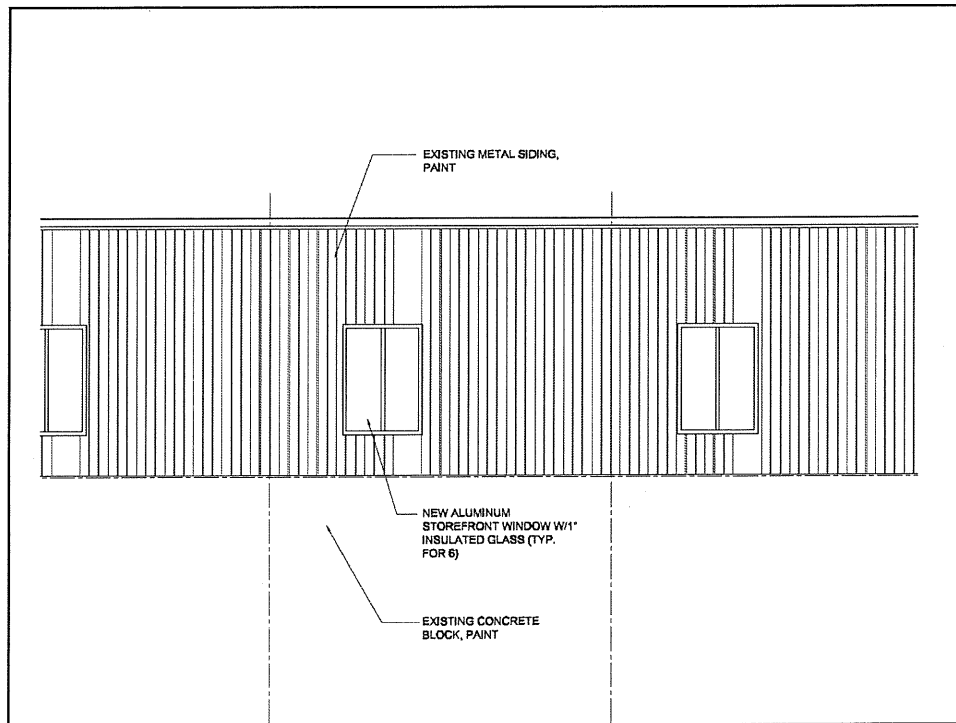


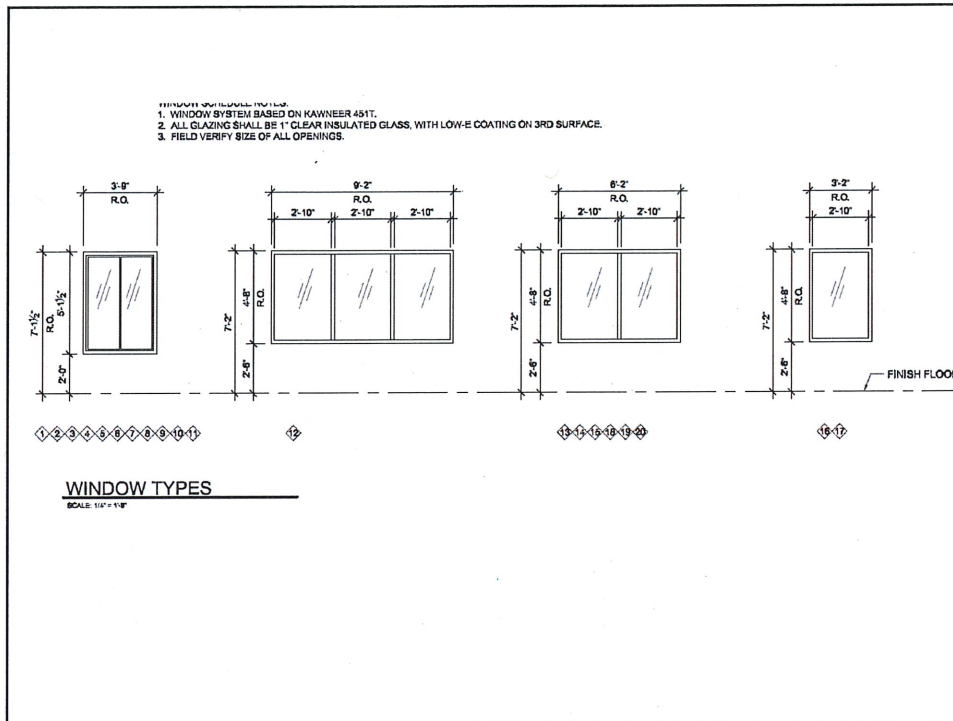
**14625 Madison Ave
The Reserves Network**











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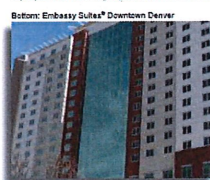
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Top: Apartment 1717 Ridge Apartments in Evanston, IL



Bottom: Embassy Suites® Downtown Denver



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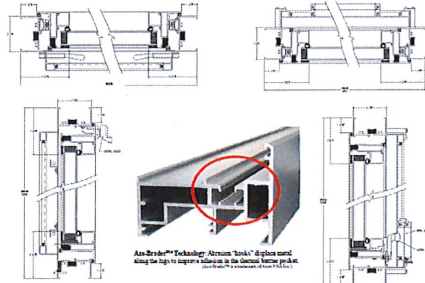


IGU & Structural
Certifications



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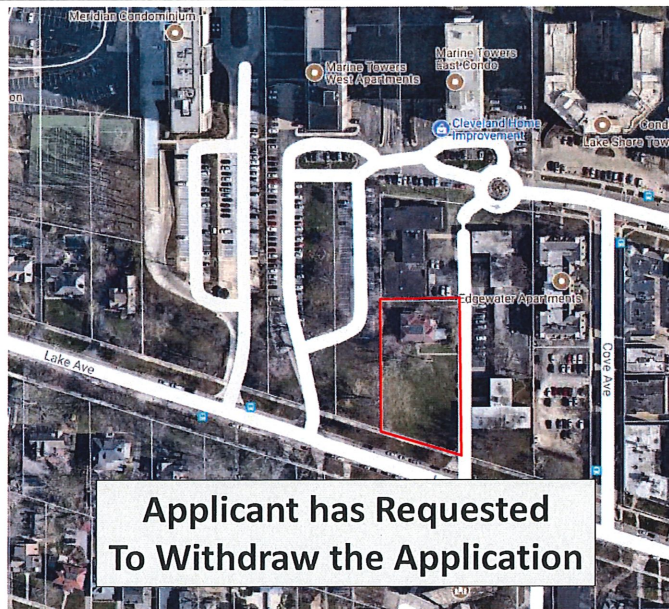
Product Performance Details (AAMA-WDMA/CSA 1014 S.2/A449-11)

Type	Product Designation**	Structural Steel Size (in x in)	Air Infiltration (CFM/ft²)	Water Resistance (in)	Deflection (in)	Structural Load (lb/ft²)
4500 Fixed	AW450	62"V x 50"V	0.01 @ 6.27 psf	0.15	40	60
	OPTIONAL: AW450S			0.15	100	100
	AW450			0.15	40	80
4500 Project-In Window	OPTIONAL: AW450S	62"V x 50"V	0.03 @ 6.27 psf	0.15	70	100
	OPTIONAL: AW450S			0.15	100	100
4500 Project-In Casement	AW450	34"V x 50"V	0.03 @ 6.27 psf	0.15	40	60
4500 Project-In Awning	AW450	62"V x 50"V	0.03 @ 6.27 psf	0.15	40	60
4500 Project-Out Casement	AW450	34"V x 62"V	0.03 @ 6.27 psf	0.15	40	80
	OPTIONAL: AW450S			0.15	70	100
4500 Project-Out Awning	AW450	62"V x 50"V	0.03 @ 6.27 psf	0.15	40	60
	OPTIONAL: AW450S			0.15	60	97.5

Wojan Manufacturing
317 Oak Hill Road
Chapin, MI 48726
(800) 324-4427 | Fax (231) 547-4237
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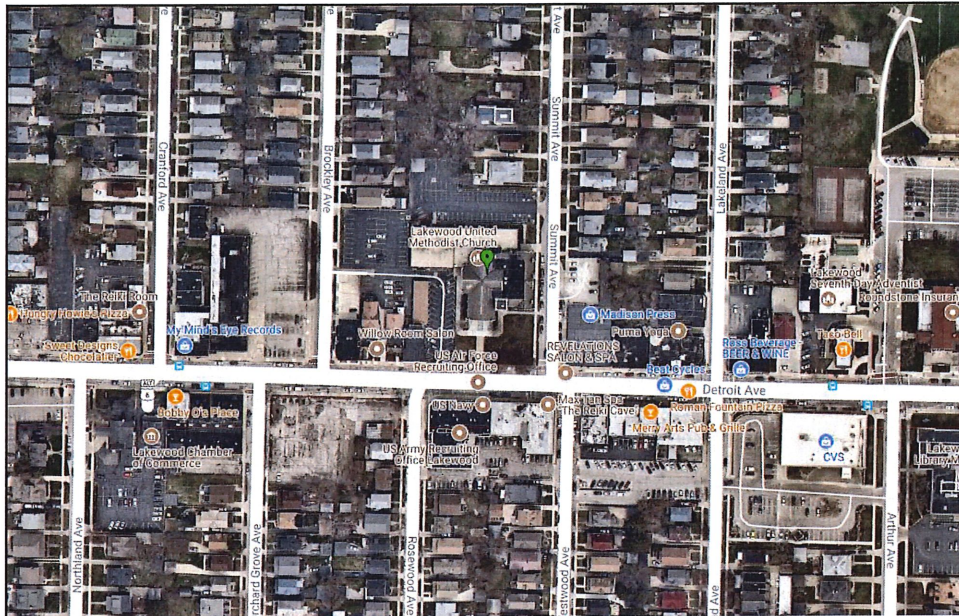
Manufacturing
340 Lake Street
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(800) 379-2022 | Fax (216) 271-4432
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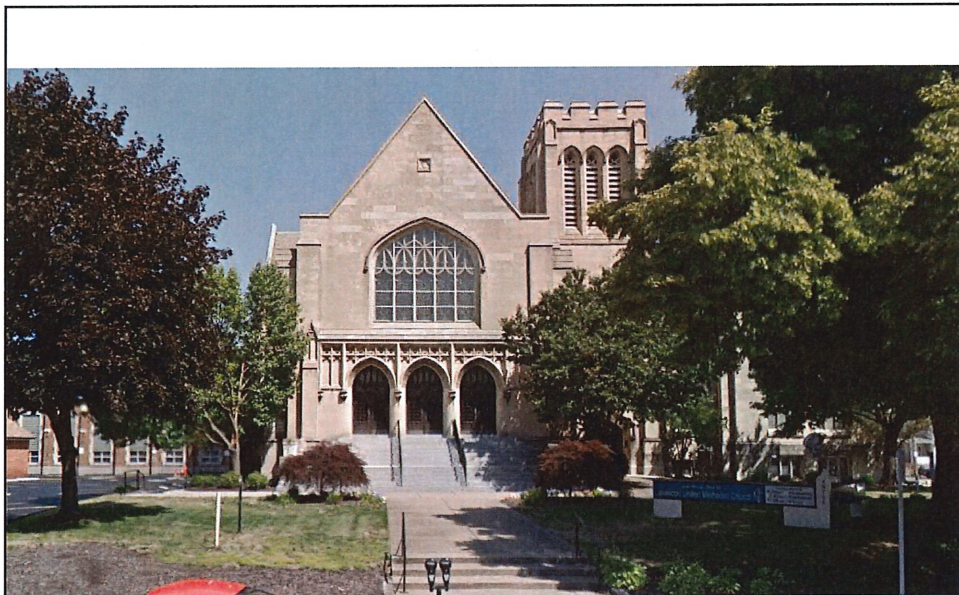
**Applicant has Requested
To Withdraw the Application**

12534 Lake Avenue





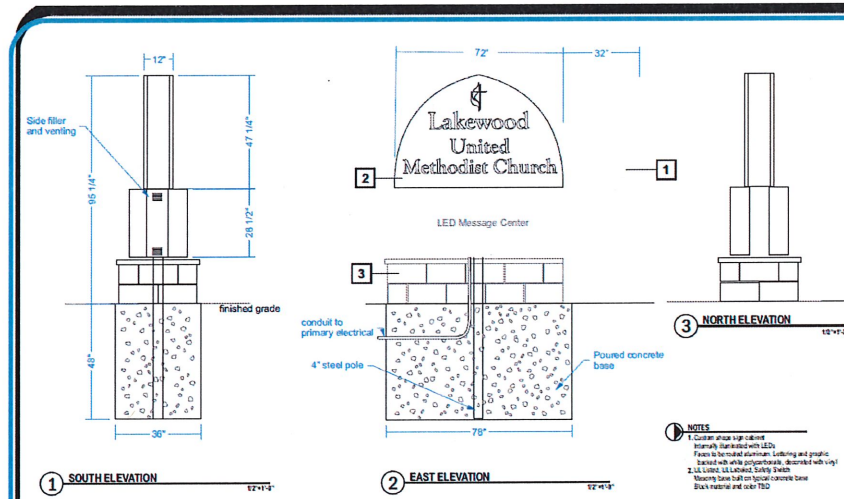
**15700 Detroit Avenue
Lakewood United Methodist Church**



**15700 Detroit Avenue
Lakewood United Methodist Church**



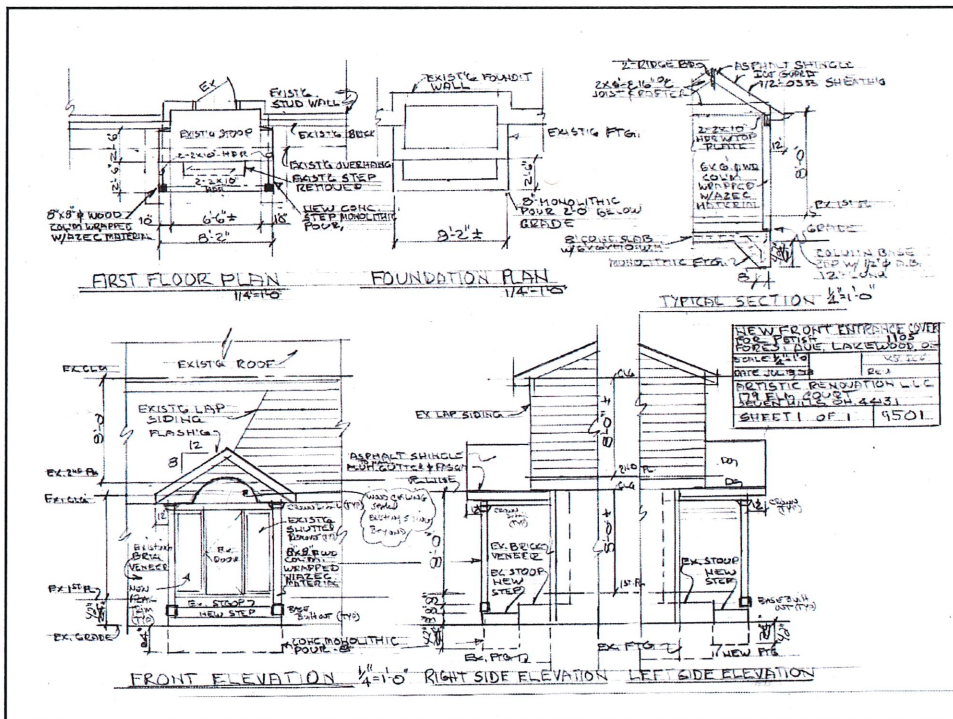
United Methodist Church



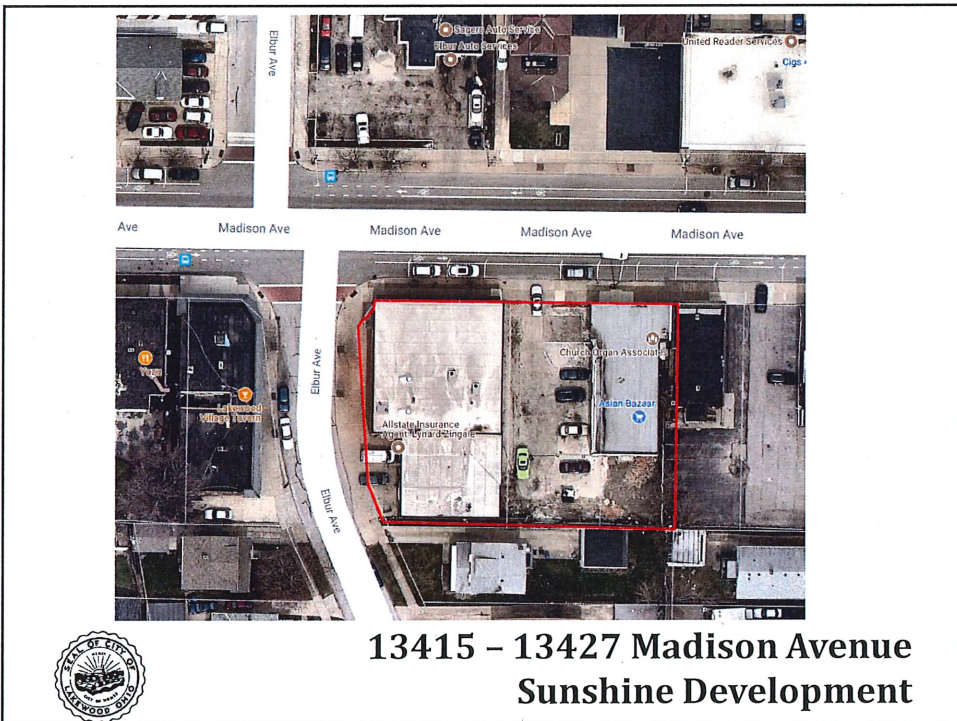
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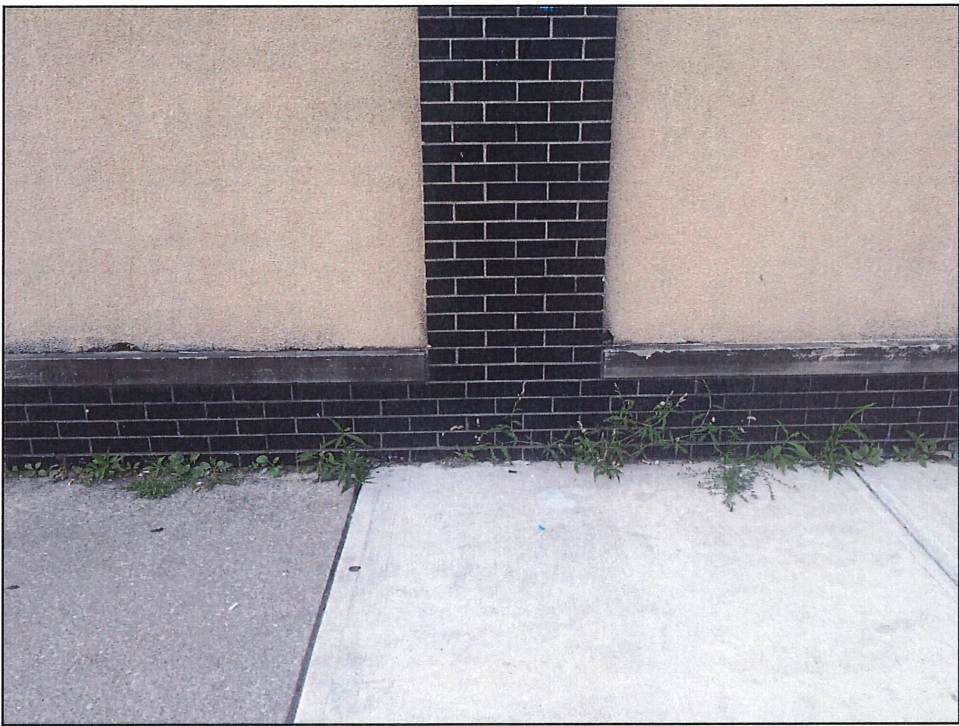


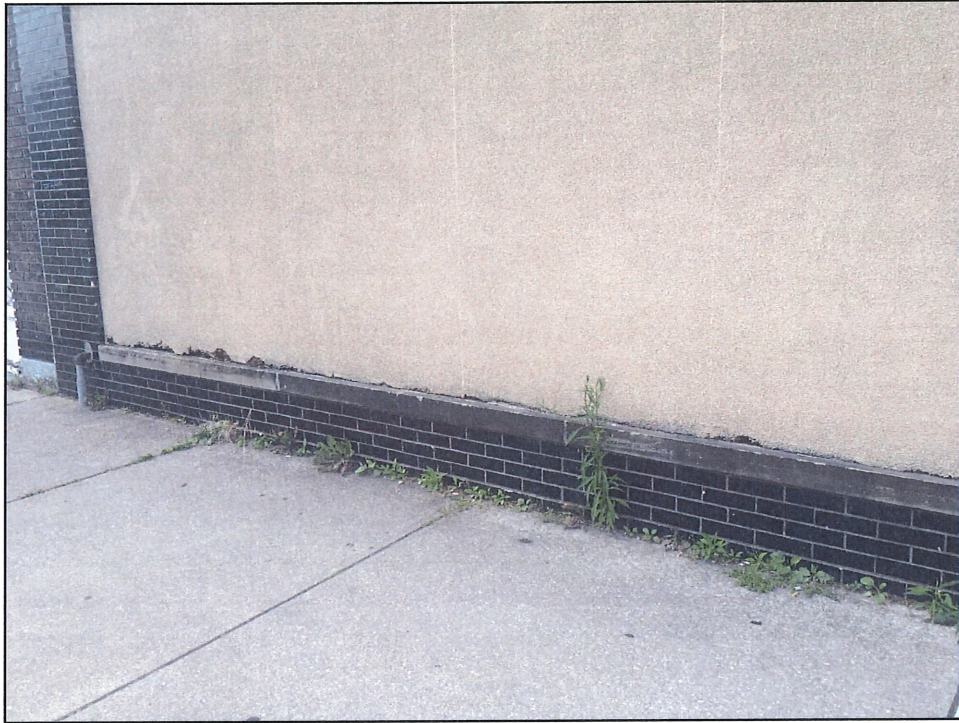




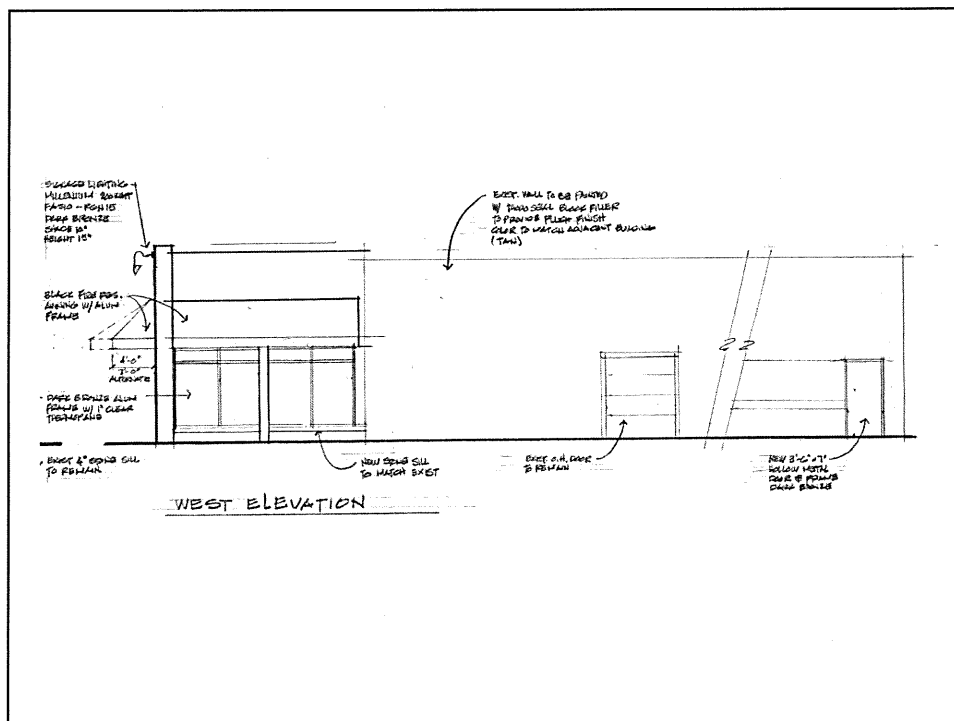
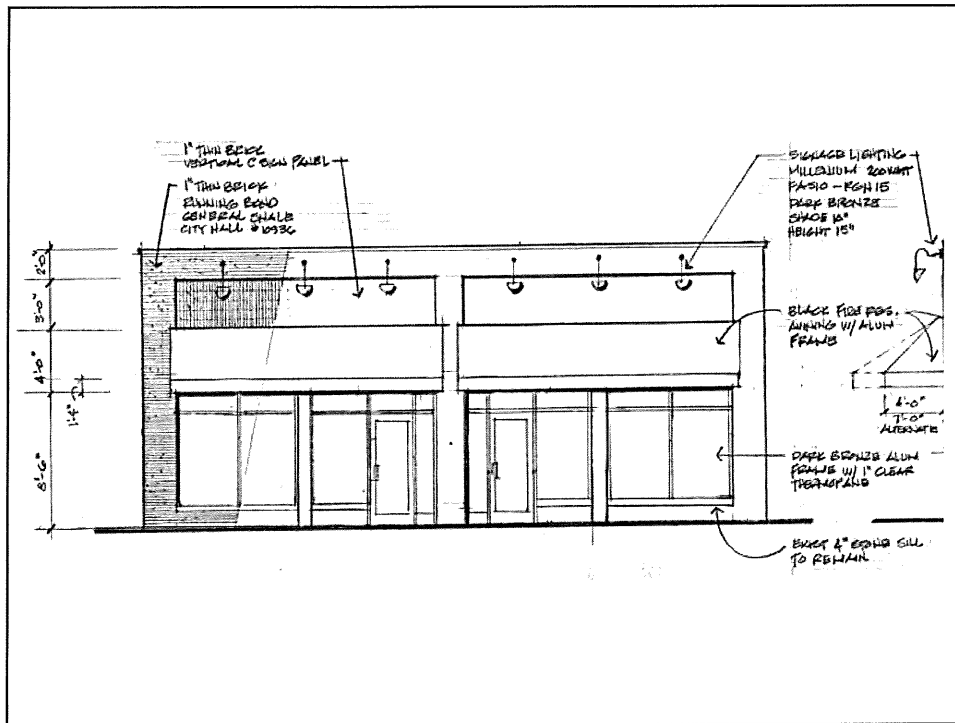


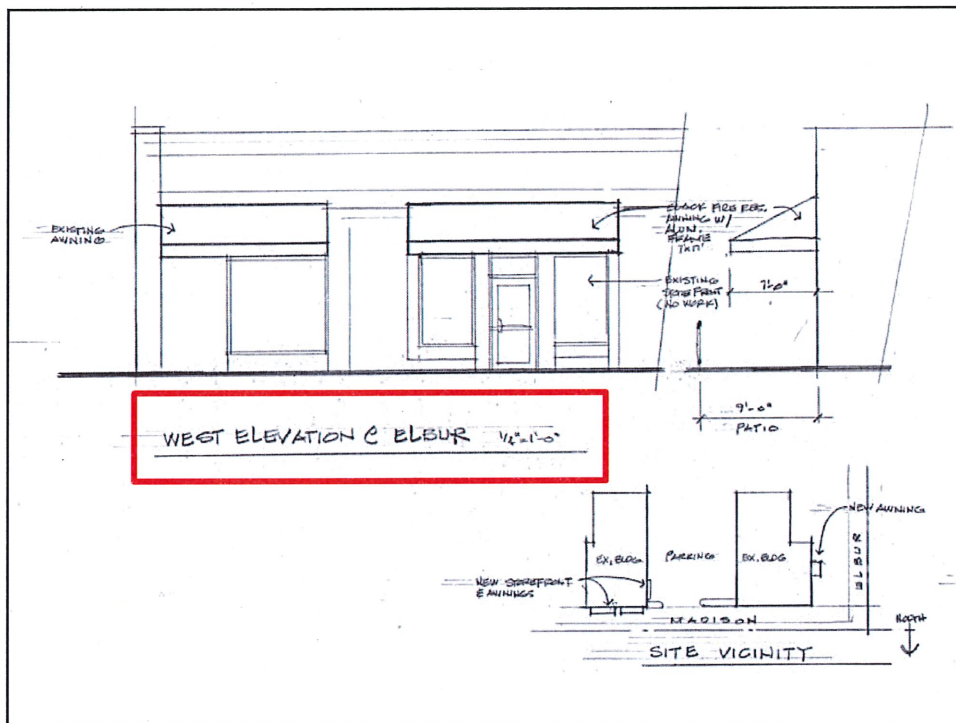
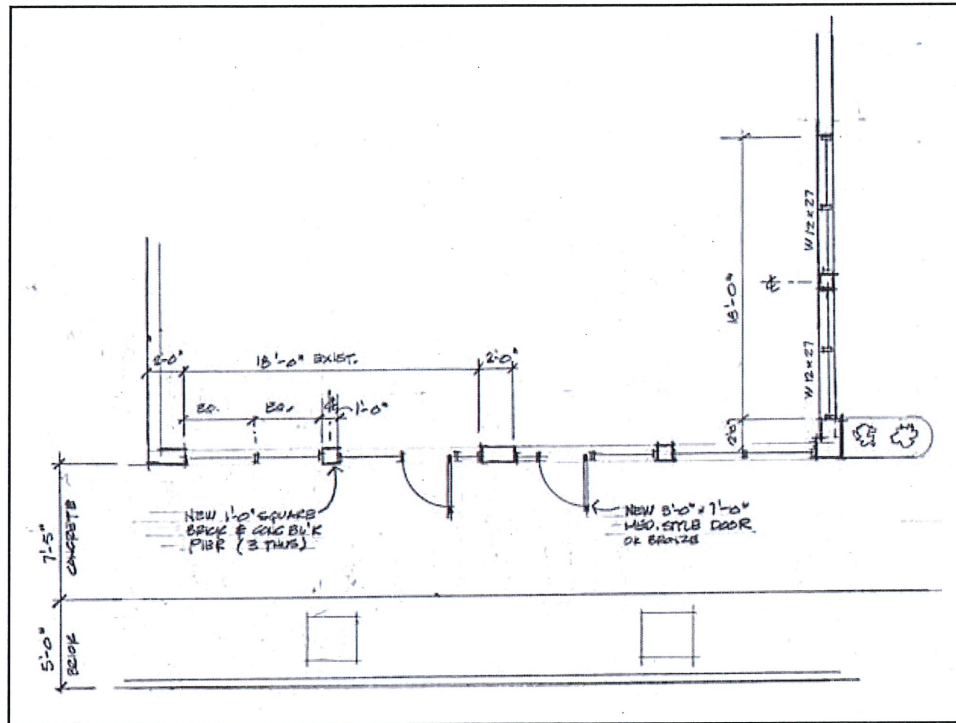






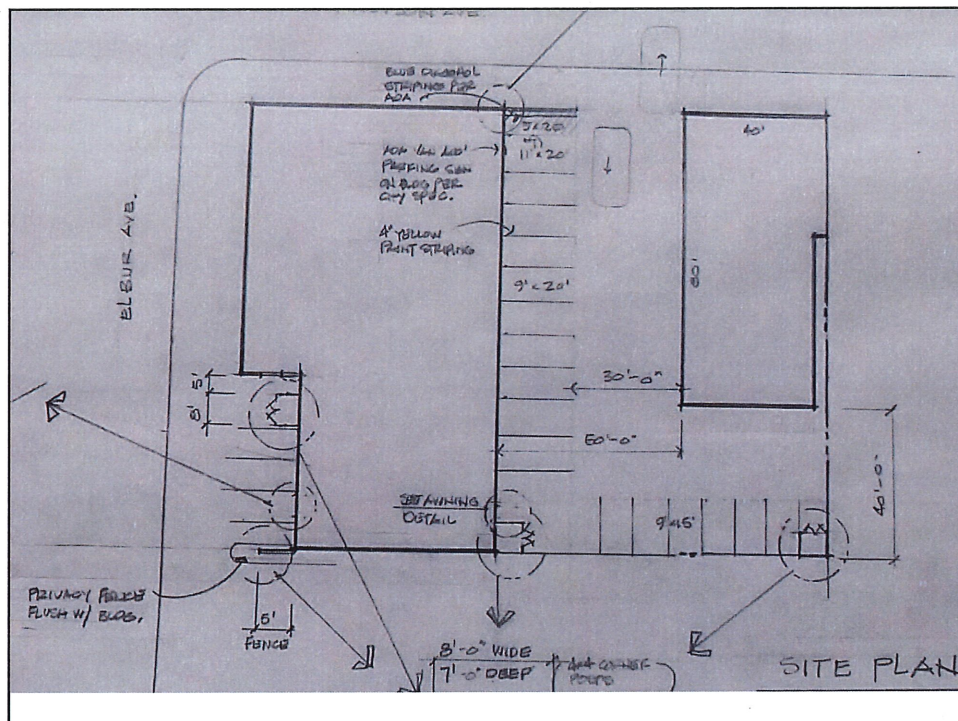
Retail Scenario

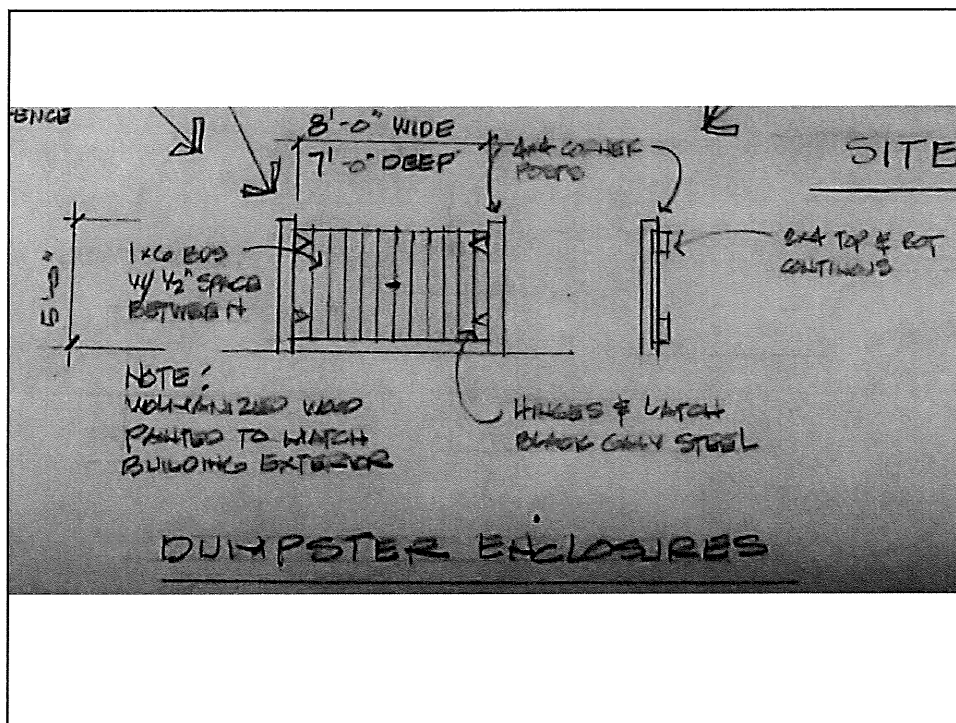
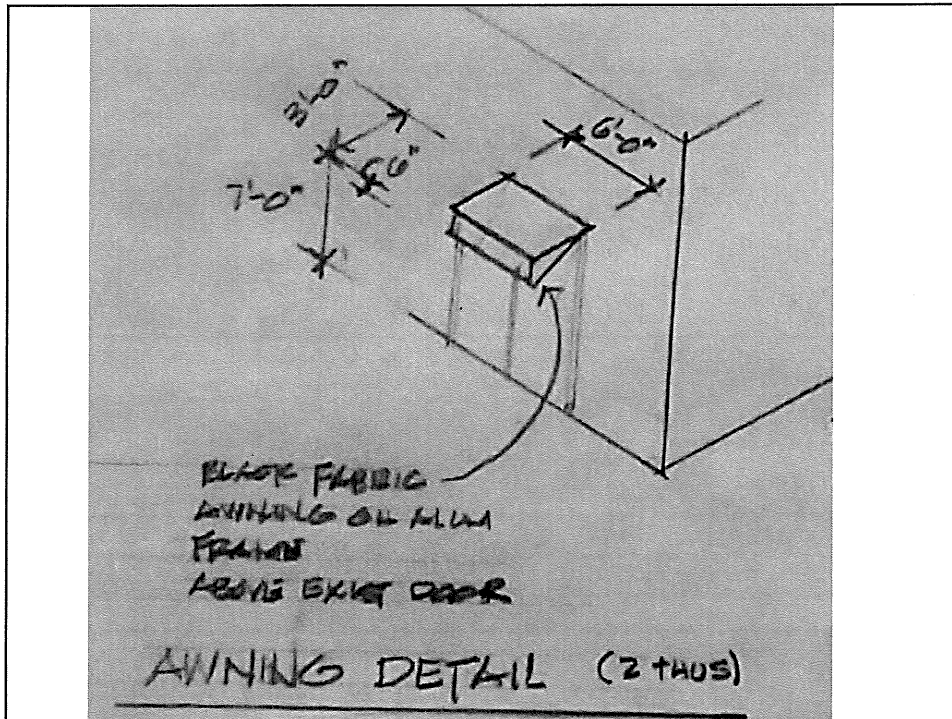


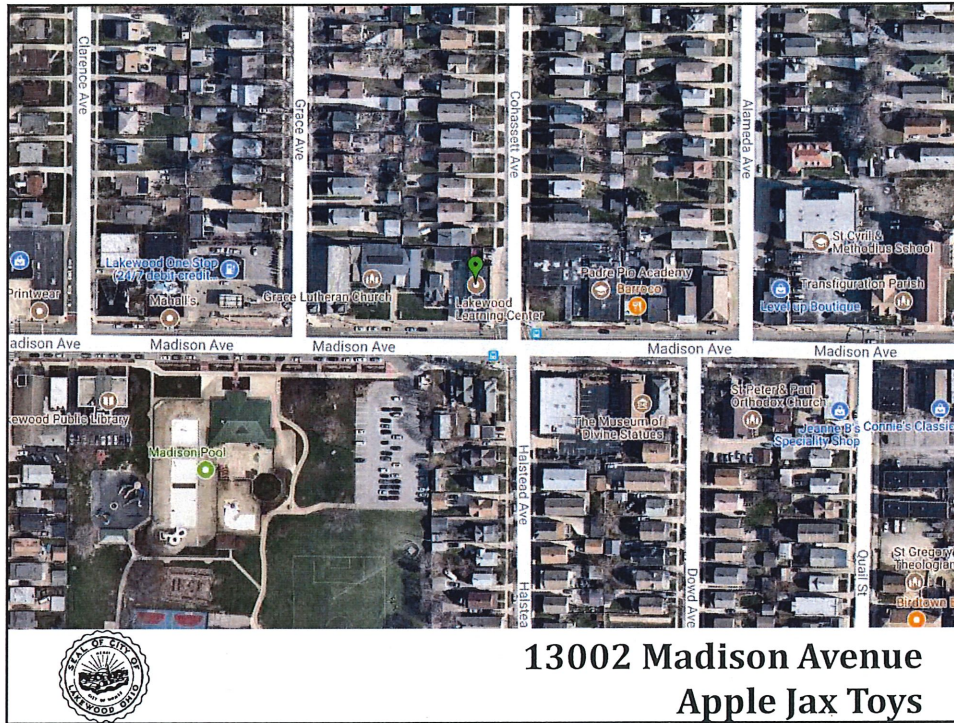


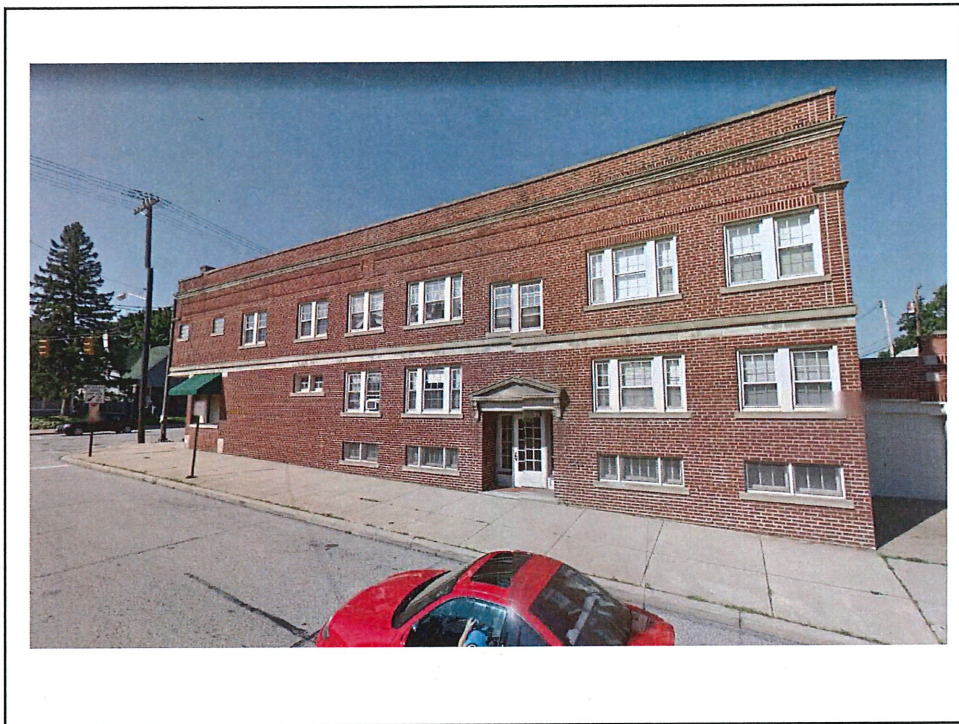








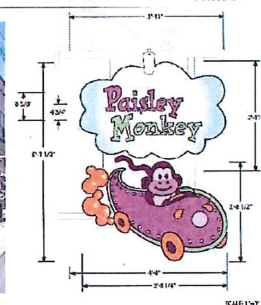
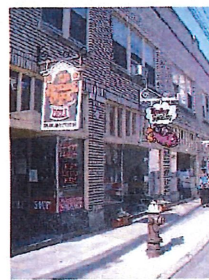
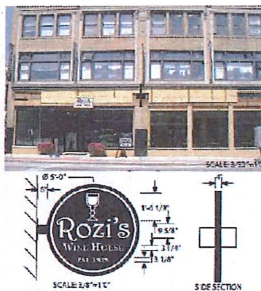
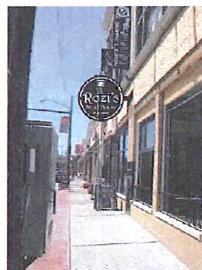






The 2 signs will be 43 x 43 inches on blades. The materials used will be 3 layers of plywood, paint and lacquer. Canvas awnings will cover the existing awning frames

Size, Location & Design

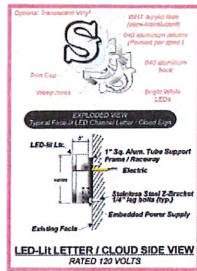




**11801 Clifton Blvd
Dinerbar**





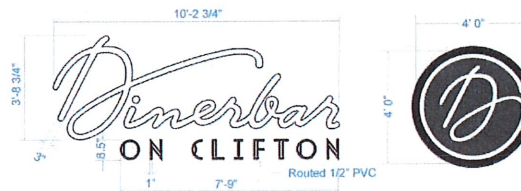


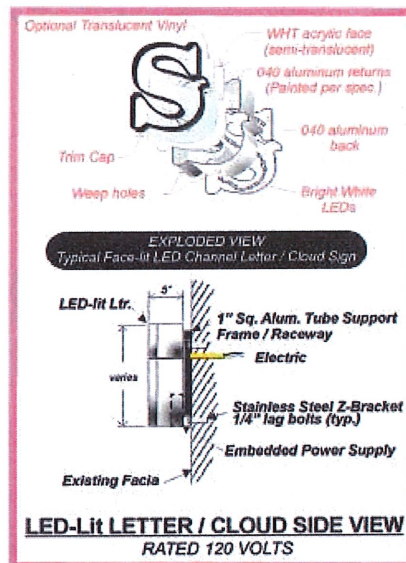
NOTE:
Renderings are approximate representations of final production.

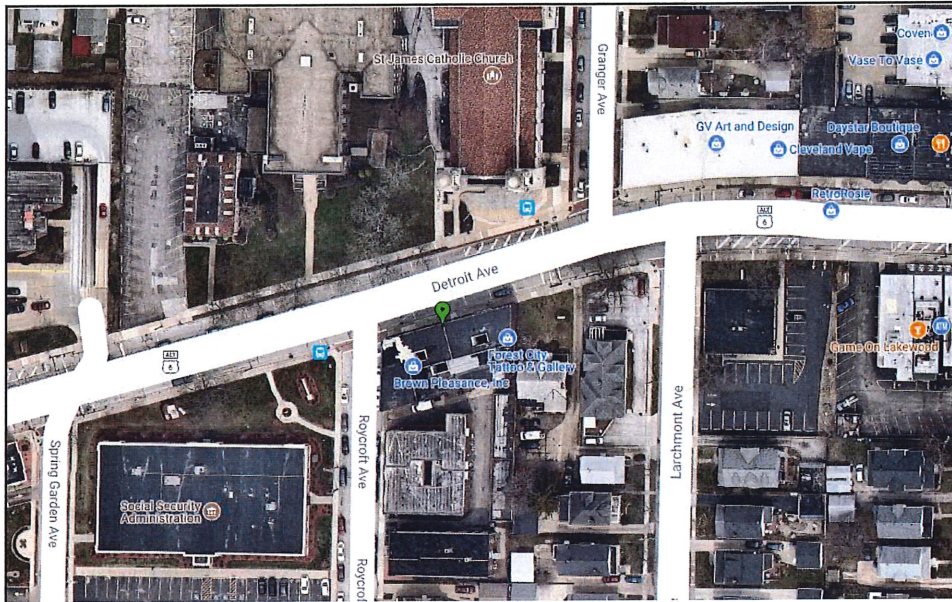


DESIGN
GRAPHICS

STEVE FOSTER



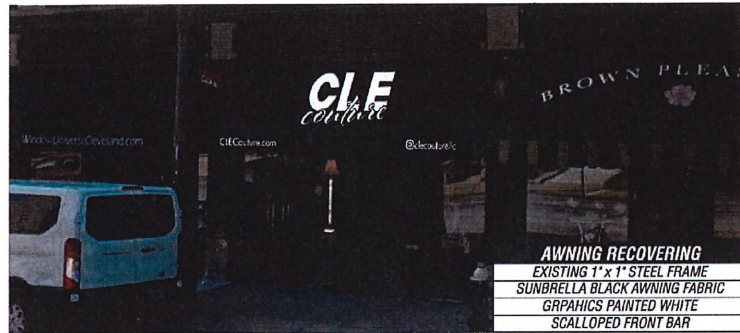




CLE Couture



CONCEPT DRAWING



AWNING RECOVERING
 EXISTING 1" x 1" STEEL FRAME
 SUNBRELLA BLACK AWNING FABRIC
 GRAPHICS PAINTED WHITE
 SCALLOPED FRONT BAR



BNEXT
 ARCHITECTURAL IMAGING
 SIGNS • AWNINGS • LIGHTING

Address: 5109 Clark Ave.
 Cleveland Ohio 44102
 Telephone: 216.688.1800
 www: bnextdesign.com

THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES

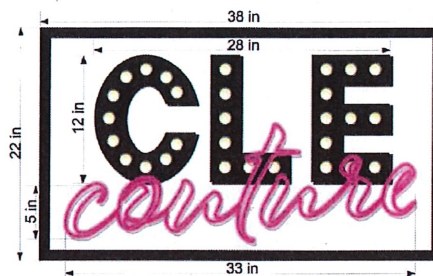
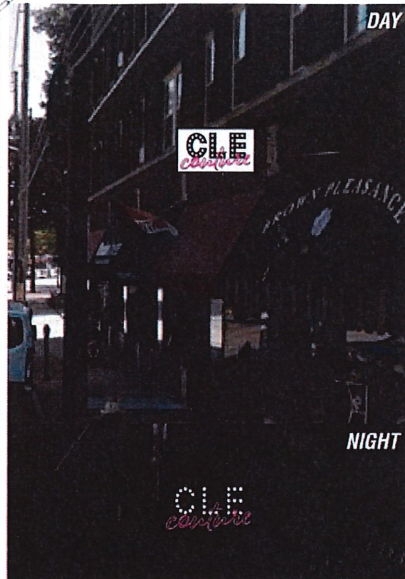
REVISION	DATE
1	10/1/18
2	10/1/18
3	10/1/18
4	10/1/18
5	10/1/18

RENDERED BY:
 JKS
 PAGE:
 1 of 1

PROJECT #/ NAME
 AWNING RECOVER
 DATE
 7-2-18

SALESPERSON: Aldo
 PROJ. MANAGER: Kelly
 JOB LOCATION: 17415 Lorain Ave
 Lakewood Ohio

CONCEPT DRAWING



SIGN CONSTRUCTION & MOUNTING DETAILS TO BE PROVIDED ONCE CONCEPTUALLY APPROVED AND CUSTOMER WANTS TO PROCEED

D/S BLADE SIGN	
CLE 040 BLACK ALUM FACES	
CLE 3" BLACK RETURNS / SPOTWELDED	
CLE 1/8" B-BOND BACKS	
MARQUEE BULBS	
COUTURE EXPOSED PINK NEON	
5" DEEP BLACK BACKER ALUMINUM BACKER CABINET	
1/8" WHITE B-BOND BACKER	
1" BLACK MOLDINGS	

TOTAL PROJECTION APPROX: 48"

BNEXT
 ARCHITECTURAL IMAGING
 SIGNS • AWNINGS • LIGHTING

Address: 5109 Clark Ave.
 Cleveland Ohio 44102
 Telephone: 216.688.1800
 www: bnextdesign.com

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REVISION	DATE
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2	10/1/18
3	10/1/18
4	10/1/18
5	10/1/18

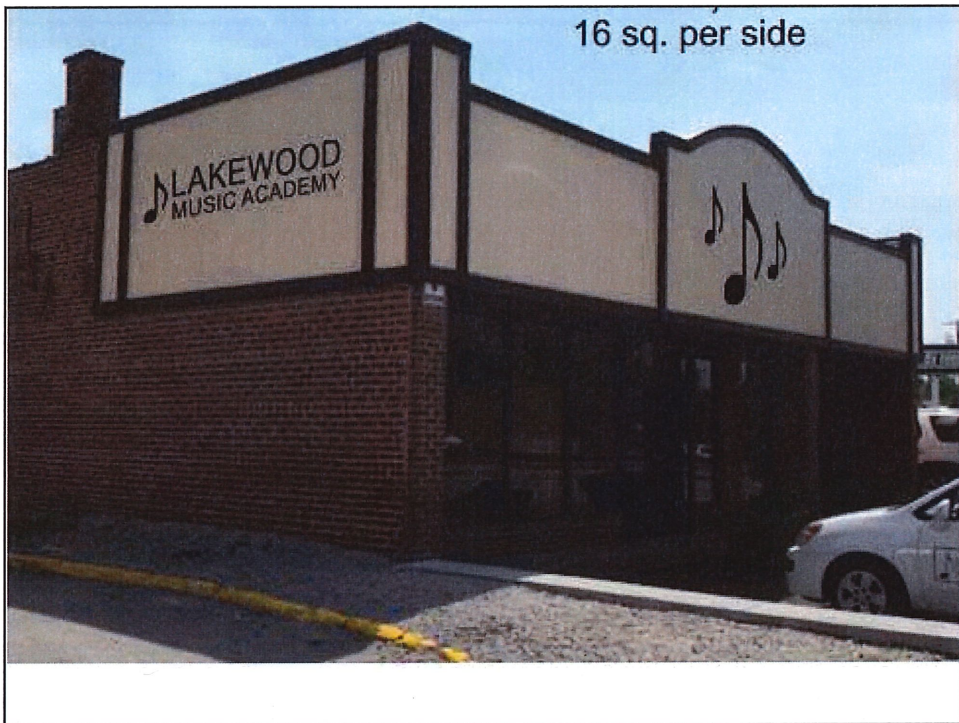
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 JKS
 PAGE:
 1 of 2

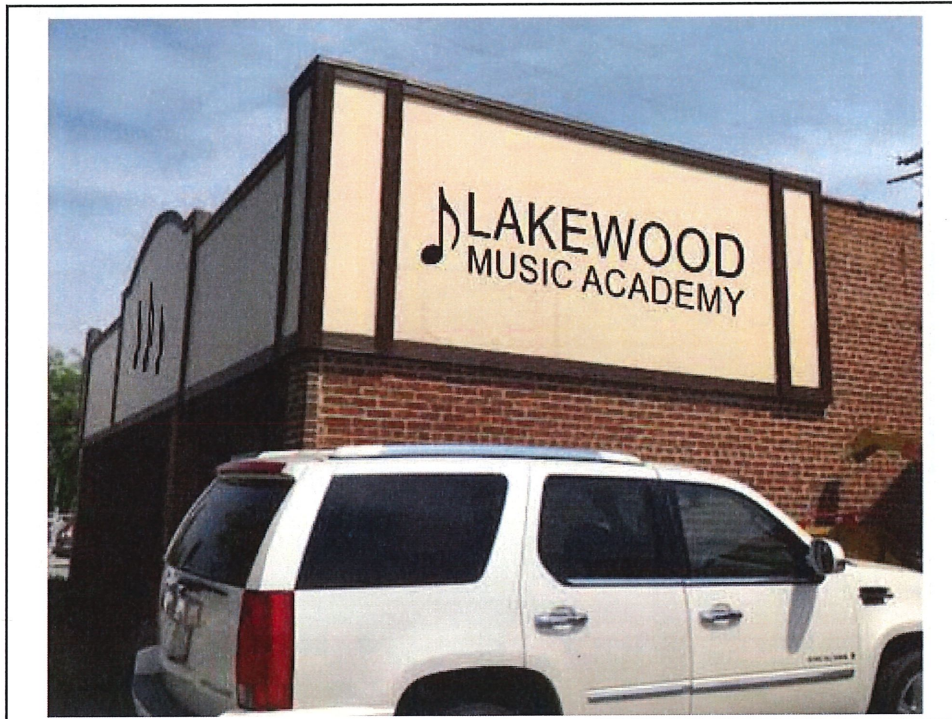
PROJECT #/ NAME
 BLADE SIGN
 DATE
 8-20-18

SALESPERSON: Aldo
 PROJ. MANAGER: Kelly
 JOB LOCATION: 17415 Lorain Ave
 Lakewood Ohio

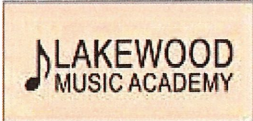



Lakewood Music Academy






East Side of Building





West Side of Building




Music notes

1) 70" x 32" 30 sq.ft total

2) 44" 23

Sides 12) 24" x 96"

16 sq. per side





TECHNICAL DATA SHEET

Project Name Catalog #
Comments Date

30W Slim LED Flood Light 150W MH Equivalent

Features HTM-FL06-30WXXA1-aak

- UL, cUL, DLC certificate
- PHILIPS LUMILEDS Chip, High CRI
- IP65 driver, Input Voltage 100-277VAC
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, long lifespan
- Light is soft and uniform, safe to eyes
- Instant start, NO flickering, NO humming
- Green and eco-friendly without mercury

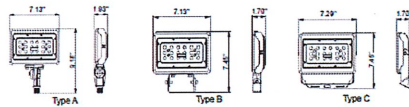


Applications

- Factory floor, libraries, square, park
- Supermarkets, railway stations
- Advertising lighting, etc.



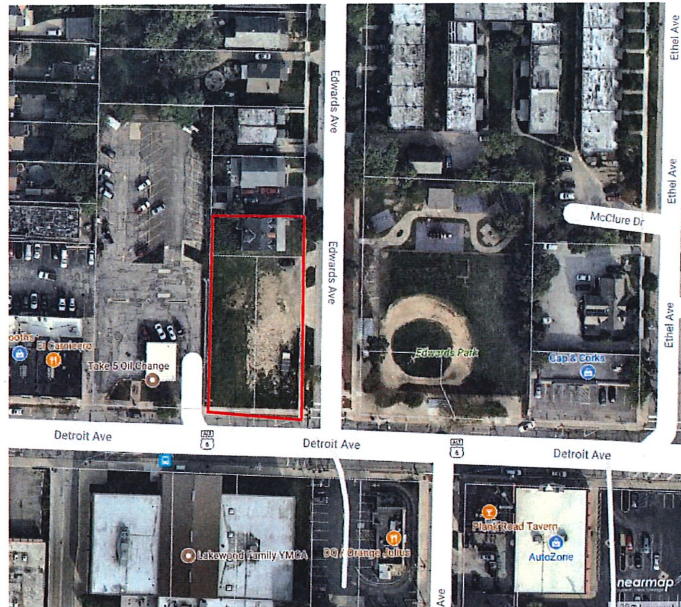
Note: aa in SKU represents CCT (40, 50, 57)
Type A: 1/2" Knuckle Mount
Type B: Trunnion Mount
Type C: Yoke Mount



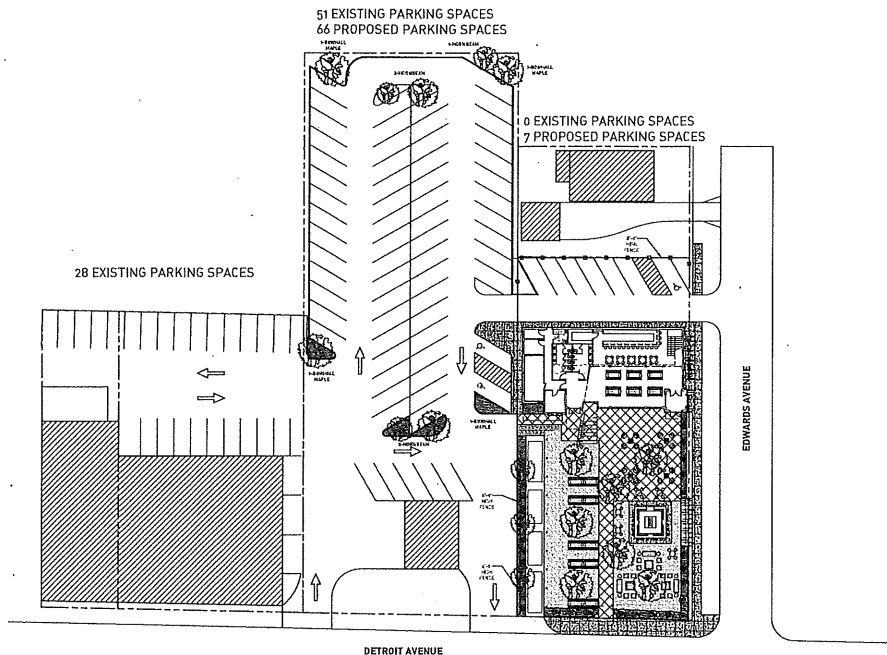
HTM Lighting Solutions
6420 Benjamin Road
Tampa, FL 33634

sales@htm-lighting.com
http://www.htm-lighting.com
Rev V1217

Tel: +1 (813) 645-8999
Fax: +1 (813) 425-0077



16900 Detroit Ave
Lakewood Beer Garden



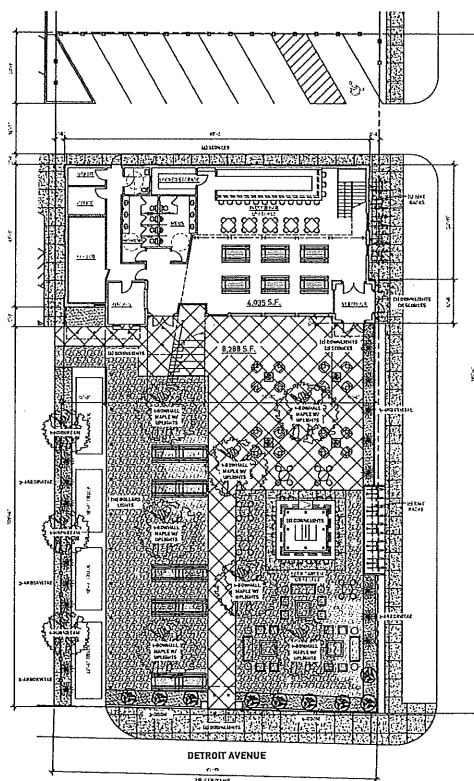
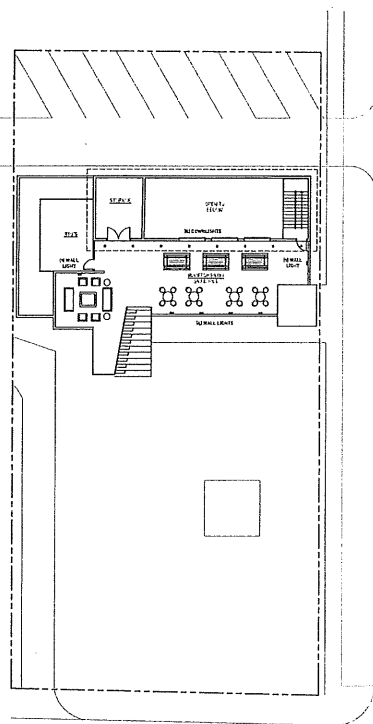
adk

PRELIMINARY
NOT FOR CONSTRUCTION

LAKESIDE TRUCK PARK

DATE	10/10/2018	BY	ADK
REVISION		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	

sp2.1



adk

PRELIMINARY
NOT FOR CONSTRUCTION

LAKESIDE TRUCK PARK

DATE	10/10/2018	BY	ADK
REVISION		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	

sp2.2



HORNBEAM TREE



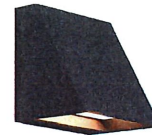
BOWHALL MAPLE



ARBORVITAE



EUONYMUS ALATUS 'ODOR' LITTLE MOSES BURNING BUSH



WALL LIGHT



WALL SCONCE



BOLLARD LIGHT

a°dk

PRELIMINARY
NOT FOR CONSTRUCTION

LAKWOOD TRUCK PARK

DESIGNED BY:
 LAKWOOD TRUCK PARK
 10000 LAKWOOD TRUCK PARK
 LAKWOOD, OH 44130
 PROJECT NO. 10000
 DATE: 10/10/10
 SCALE: 1/8" = 1'-0"

img

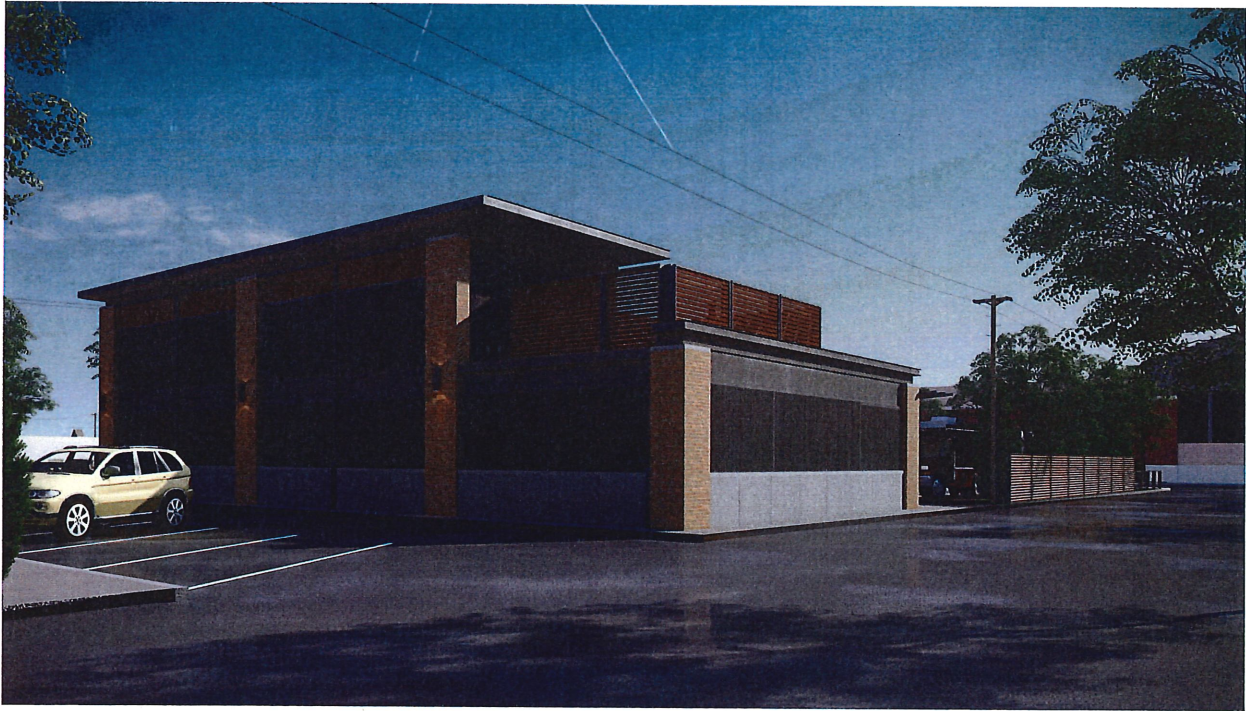
















<https://www.dropbox.com/sh/s17uo6q5f3sxgyp/AABpr57zxp5wZcWVpVKeBXeca?dl=0>



Architectural Board of Review
August 9, 2018